108.0	0003	0013.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	10,000	/	10,000
USE VALUE:	10,000	/	10,000
ASSESSED:	10,000	/	10,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	TRINITY RD-WINC, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUCID JAMES M JR/MARY B
Owner 2:	
Owner 3:	
Street 1:	8 TRINITY ROAD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	CLEMENTE BERNICE M -
Owner 2:	-
Street 1:	8 TRINITY ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This Parcel contains 1,920 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1920.000			10,000	10,000
Total Card	0.044			10,000	10,000
Total Parcel	0.044			10,000	10,000

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	1,920.	10,000	10,000	10,000	Year End Roll	12/18/2019
2019	132	FV		0	1,920.	10,000	10,000	10,000	Year End Roll	1/3/2019
2018	132	FV		0	1,920.	8,600	8,600	8,600	Year End Roll	12/20/2017
2017	132	FV		0	1,920.	8,000	8,000	8,000	Year End Roll	1/3/2017
2016	132	FV		0	1,920.	6,900	6,900	6,900	Year End	1/4/2016
2015	132	FV		0	1,920.	6,200	6,200	6,200	Year End Roll	12/11/2014
2014	132	FV		0	1,920.	5,700	5,700	5,700	Year End Roll	12/16/2013
2013	132	FV		0	1,920.	5,400	5,400	5,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLEMENTE BERNIC	45573-545		7/8/2005		739,500	No	No		SOLD WITH LAND IN WINCHESTER
	8958-115		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/1999	Vacant Lot	256	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		1920		Sq. Ft.	Site		0	70.	0.07	4			Unbuild	-85	Size	-80			10,030						10,000	

Total AC/HA: 0.04408 | Total SF/SM: 1920 | Parcel LUC: 132 Undev. Land | Prime NB Desc: ARLINGTON | Total: 10,030 | Spl Credit | Total: 10,000

User Acct

69455

GIS Ref

GIS Ref

Insp Date

10/22/99

!8524!

PRINT

Date	Time
12/10/20	23:05:45

LAST REV

Date	Time
08/21/12	12:12:31

apro

PAT ACCT. 8524

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:		0.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad	Gross Are	FinArea	

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	